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**City of Florence
City Council Regular Session
Florence City Hall
250 Hwy 101, Florence, Oregon
Final Action Minutes
March 7, 2022**

Councilors Present: Mayor Joe Henry, Councilors Woody Woodbury, Sally Wantz, and Bill Meyer.

Councilors Absent: None

Staff Present: City Manager Erin Reynolds, City Recorder Lindsey White, Senior Economic Development Analyst Sarah Moehrke, Assistant City Manager Megan Messmer, Planning Director Wendy FarleyCampbell, Commander John Pitcher, and Public Works Director Mike Miller.
(In person and via Videoconference)

Guests Present: None
(Videoconference)

Handout: 3.7.22 City Council Meeting Base Presentation

CALL TO ORDER - ROLL CALL - PLEDGE OF ALLEGIANCE

Meeting called to order at 5:30 p.m.

PRESENTATIONS & ANNOUNCEMENTS

- Housing Implementation Plan Project Stakeholder Advisory Team (SAT) Ad-Hoc Committee Member Appointments by Mayor Joe Henry.

Mayor Henry appointed...

- Local health care – Patrick Kirby and Jason Hawkins
- Siuslaw Outreach Services – Bob Teter
- City Council – Sally Wantz
- City Planning Commission – Phil Tarvin and Sandi Young
- Chamber of Commerce – Neil Ecker
- School District – Andy Grzeskowiak
- Lane Community College & Florence CEDC – Russ Pierson

- Florence Urban Renewal – Bill Meyer
- Development – Ron Mann
- Habitat for Humanity – Janell Morgan
- Florence Ministerial Association – to be named
- First Step – Greg Wood
- Florence Cold Weather Shelter – Patricia Burke
- ADA & Title VI representative – Maggie Bagon
- Siuslaw Valley Fire and Rescue/Western Lane Ambulance – Tony Miller
- Lane Council of Governments Senior Services – Brooke Glen
- Confederated Tribes of the Coos, Lower Umpqua, and Siuslaw – Josh Stevens and Garrett Gray
- Florence Foodshare – Colin Morgan
- Safe Shelter for Siuslaw Students – Suzanne Mann-Heintz
- Homes for Good – Jacob Fox
- Oregon Department of Land Conservation and Development – Hui Rodomsky
- City's Community Development, Public Works, City Manager's Office, and Public Safety Departments – Wendy FarleyCampbell, Mike Miller, Erin Reynolds and Chief Tom Turner

1. **PUBLIC COMMENTS**

This is an opportunity for members of the public to bring to the Council's attention any item not otherwise listed on the agenda.

Start Time: 5:32 p.m.

Commenter 1: Mr. Michael Allen – Florence, OR

Handout: Speaker's Card and Handout

Discussion: Mr. Allen discussed...

- Incident at Climate Strike on February 25, 2022 with Code Enforcement Officer Dan Frazier and Senior Planner Roxanne Johnston.

PUBLIC HEARING & ACTION ITEMS

2. **NORTHWEST HOUSING ALTERNATIVES (NWA) MUPTE APPLICATION**

A. PUBLIC HEARING

Hear and consider written or oral testimony on the proposed granting of a Multi-Unit Property Tax Exemption (MUPTE) to Northwest Housing Alternatives.

Start Time: 5:37 p.m.

Process Reading: City Recorder Lindsey White read the Public Hearing Script and officiated the procedures.

Handouts: Public Hearing Script
Staff Presentation

Process Reading: City Recorder Lindsey White read the Public Hearing Script and officiated the procedures.

Handouts: Public Hearing Script
Staff Presentation

Public Hearing: Opened at 5:39 p.m.

Discussion: Senior Economic Development Analyst Sarah Moehrke presented the staff presentation.

Handout: Staff Presentation

Discussion: The City Council discussed...

- Composition of ADA compliant units

 Comments: Councilor Wantz

Applicant: Mr. Clayton Crowhurst, Northwest Housing Alternatives (NHA) Representative

Handout: Speaker's Card

Discussion: Mr. Crowhurst discussed...

- NHA builds subsidized affordable housing.
- NHA builds rental housing only.
- Typical development timeline.
- Addressing affordable housing concerns.
- NHA takes pride in ownership and improving the neighborhood.
- Providing housing for residents already living in the community.
- Units are built to be ADA convertible.

Discussion: The City Council discussed...

- Established population of residents and traffic impact.

 Comments: Councilor Wantz

Discussion: The applicant discussed...

- Completing parking analysis.
- Housing approximately 200 residents.

Public Hearing: Closed at 6:05 p.m.

B. NORTHWEST HOUSING ALTERNATIVES MUPTE

Consider approval of **Resolution No. 6, Series 2022**, an resolution granting a multi-unit property tax exemption (MUPTE) to Northwest Housing Alternatives.

Action: Approve Resolution No. 6, Series 2022
Motion: Councilor Meyer
Second: Councilor Wantz
Roll Call Vote: Councilor Meyer, 'Aye'
Councilor Woodbury, 'Aye'
Councilor Wantz, 'Aye'
Mayor Henry, 'Aye'
Motion passes 'Unanimously'

3. OUR COASTAL VILLAGE MUPTE APPLICATION
A. PUBLIC HEARING

Hear and consider written or oral testimony on the proposed granting of a Multi-Unit Property Tax Exemption (MUPTE) to Our Coastal Village.

Start Time: 6:07 p.m.
Process Reading: City Recorder Lindsey White read the Public Hearing Script and officiated the procedures.
Handouts: Public Hearing Script
Staff Presentation

Public Hearing: Opened at 6:09 p.m.

Discussion: Senior Economic Development Analyst Sarah Moehrke presented the staff presentation.
Handout: Staff Presentation

Discussion: The City Council discussed...

- No discussion.

Applicant: Mr. Layne Morrill
Handout: Speaker's Card
Discussion: Mr. Morrill discussed...

- Setting aside 8 units for families earning at or under 30% of area median income.
- Remaining 16 units for households earning at or under 60% of area median income.
- Estimating 50-60 residents when fully built and operating.
- Providing more parking than is required.

Discussion: The City Council discussed...

- Housing is certainly needed in Florence.

Comments: Mayor Henry

Public Hearing: Closed at 6:19 p.m.

Discussion: The City Council discussed...

- No discussion.

B. OUR COASTAL VILLAGE MUPTE APPLICATION

Consider approval of **Resolution No. 7, Series 2022**, a resolution granting a multi-unit property tax exemption (MUPTE) to Our Coastal Village.

Action: Approve Resolution No. 7, Series 2022
Motion: Mayor Henry
Second: Councilor Woodbury
Roll Call Vote: Councilor Wantz, 'Aye'
Councilor Meyer, 'Aye'
Councilor Woodbury, 'Aye'
Mayor Henry, 'Aye'
Motion passes 'Unanimously'

4. CITY OF FLORENCE FEE ADJUSTMENTS

A. PUBLIC HEARING ON FEES ADJUSTMENTS

Hear and consider written or oral testimony on the proposed City of Florence fee adjustments.

Start Time: 6:20 p.m.
Process Reading: City Recorder Lindsey White read the Public Hearing Script and officiated the procedures.
Handouts: Public Hearing Script
Staff Presentation

Public Hearing: Opened at 6:21 p.m.

Discussion: City Manager Erin Reynolds presented the staff presentation.
Handout: Staff Presentation

Discussion: The City Council discussed...
Comments: Councilors Meyer, Wantz and Woodbury.

- Clarifying percentage that utility bill will increase.
- Effective dates of fees increase.

Comments: Mayor Henry, Councilor Wantz

Discussion: Staff discussed...

- Rate increase effective April 1, 2022 and showing on billing of May 1, 2022.

- During 2020-2021, City Council authorized \$40,000 CARES Relief Fund partnering with Siuslaw Outreach Services to manage the program providing utility relief.
- Comments: CM Reynolds

Public Hearing: Closed at 6:37 p.m.

B. CITY OF FLORENCE FEE ADJUSTMENTS

Consider approval **Resolution No. 8, Series 2022**, a resolution setting the fees for the City of Florence.

Action: Approve Resolution No. 8, Series 2022
 Motion: Councilor Meyer
 Second: Councilor Woodbury
 Roll Call Vote: Councilor Meyer, 'Aye'
 Councilor Woodbury, 'Aye'
 Councilor Wantz, 'Aye'
 Mayor Henry, 'Aye'
 Motion passes 'Unanimously'

Council took a break from 6:38-6:44 p.m.

5. UNITED STATES DEPARTMENT OF AGRICULTURE GRANT ACCEPTANCE

Consider approval of Resolution No. 9, Series 2022, a resolution authorizing the acceptance of the United States Department of Agriculture (USDA) Rural Development, Community Facility Program grant in the amount of \$70,950 for funding of radio equipment replacement to enhance radio coverage for West Lane Public Safety agencies and provide long-term operational sustainability.

Start Time: 6:45 p.m.

Discussion: Commander John Pitcher presented the staff presentation.
 Handout: Staff Presentation

Discussion: The City Council discussed...
 • No discussion.

Action: Approve Resolution No. 9, Series 2022
 Motion: Mayor Henry
 Second: Councilor Wantz
 Roll Call Vote: Councilor Wantz, 'Aye'
 Councilor Meyer, 'Aye'
 Councilor Woodbury, 'Aye'
 Mayor Henry, 'Aye'
 Motion passes 'Unanimously'

6. CITY COUNCIL VACANCY DELIBERATION, VOTE, AND APPOINTMENT

Consider the applicants for the City Council vacancy and make final determination on City Council vacancy appointment.

Start Time: 6:20 p.m.

Preliminary Vote: The City Council held a first preliminary oral vote.
The top candidate choices for each of the Councilors were as follows:

- Councilor Woodbury – Rob Ward
- Councilor Wantz – Rob Ward
- Councilor Meyer – Rob Ward
- Mayor Henry – Rob Ward

Discussion: The City Council discussed the reasons for their top choice candidates, including discussion on...

- Councilor's Wantz – Basing decision on unique background and skills.
- Councilor Woodbury – Basing decision on experience.
- Councilor Meyer – Basing decision on experience.
- Mayor Henry – Basing decision on experience.

Action: Appoint Mr. Rob Ward to the vacant position on the Florence City Council.

Motion: Mayor Henry

Second: Councilor Woodbury

Roll Call Vote: Councilor Woodbury, 'Aye'

Councilor Meyer, 'Aye'

Councilor Wantz, 'Aye'

Mayor Henry, 'Aye'

Motion passes 'Unanimously'

CONSENT AGENDA

7. PROPERTY PURCHASE – REMNANT LOT AT NE CORNER OF CITY HALL

Consider approval of the property purchase of the 1,307 square foot remnant property (Map & Tax Lot 18-12-34-11-04500), located at the northeast corner of the City Hall property, in the amount of \$2,227 and authorizing the City Manager to execute any necessary documents.

8. CITY COUNCIL MEETING MINUTES

Consider approval of the meeting minutes for the November 1, 2021 Regular Session, November 15, 2021 City Council and Planning

Commission Joint Work Session, November 15, 2021 Regular Session, November 29, 2021 Special Meeting, December 13, 2021 Work Session, December 13, 2021 Regular Session, January 10, 2022 Regular Session, and January 24, 2022 Regular Session.

Start Time: 6:27 p.m.
Discussion: The City Council discussed...

- No discussion.

Action: Approve the Consent Agenda as presented.
Motion: Mayor Henry
Second: Councilor Woodbury
Roll Call Vote: Councilor Meyer, 'Aye'
Councilor Wantz, 'Aye'
Councilor Woodbury, 'Aye'
Mayor Henry, 'Aye'
Motion passes 'Unanimously'

REPORT & DISCUSSION ITEMS

9. DEPARTMENT DIRECTOR UPDATES

Start Time: 6:29 p.m.
Discussion: Commander John Pitcher discussed...

- Update on 7-11 store armed robbery that occurred on 12/9/2021. One suspect arrested on 12/15/2021. Belief that second suspect fled to Mexico. Suspect was arrested 3/5/2022 at California border by Border Patrol and will be extradited back to Oregon.

Comments: All Councilors present

Discussion: ACM Megan Messmer discussed...

- Busy week-end at the Florence Events Center with the Home and Garden show. Thanking Coast Radio for their support of the event.
- City Newsletter distributed the previous week on City website and Facebook.

Comments: All Councilors present

Discussion: PWD Mike Miller discussed...

- Facility for all emergency responders west of the tunnel. Will be receiving \$250,000 from Oregon to apply towards cost of facility.
- Rotary recognizing the Public Works staff.

- Three Mile Prairie community began street paving in development.

Comments: All Councilors present

Discussion: Senior Economic Development Analyst Sarah Moehrke discussed ...

- Gratitude to City Council for their hard work and dedication to MUPTE program.
- Updating housing efforts page on City website for current projects.
- Working on outdoor seatings project for eateries.

Comments: All Councilors present

Discussion: Planning Director Wendy FarleyCampbell discussed...

- Updates on Three Mile Prairie community currently 50% of homes sold or under contract.
- Department processing new applications.

Comments: All Councilors present

10. CITY MANAGER REPORT & DISCUSSION ITEMS

Start Time: 7:11 p.m.

Discussion: The City Council discussed...

- Upcoming City Meetings and Events
- Offering congratulations to Rob Ward City Council appointee.
- Reviewing temporary Covid-19 procedures at March 21, 2022 City Council meeting as state face covering regulation for the State of Oregon is lifting.
- Commencing in-person meetings April 4, 2022 at the Florence Events Center.
- Continuing updates on Housing Implementation Plan Project on City website.

11. CITY COUNCIL REPORT & DISCUSSION ITEMS

Start Time: 7:18 p.m.

Discussion: The City Council discussed...


- Port of Siuslaw upgrading decking on Florence docks.
- Transportation Committee on hiatus until new members are appointed.
- Gratitude to fellow Councilors and Mayor on Council vacancy selection.

Comments: All Councilors present

Meeting adjourned at 7:21 p.m.

ATTEST:


Lindsey White, City Recorder


Joe Henry, Mayor